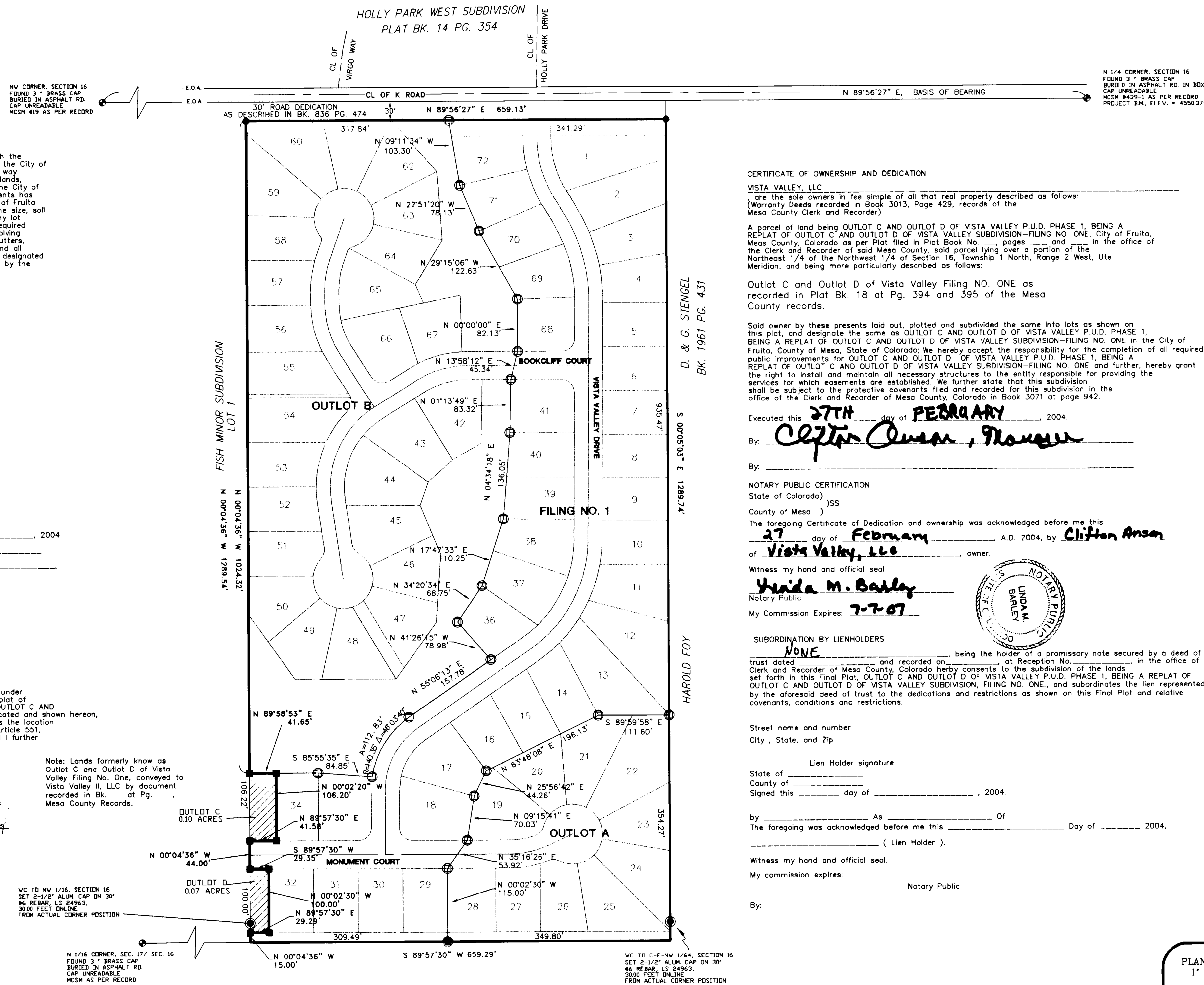


FINAL PLAT
OUTLOT C AND OUTLOT D OF VISTA VALLEY P.U.D. PHASE 1,
BEING A REPLAT OF OUTLOT C AND OUTLOT D OF VISTA VALLEY SUBDIVISION - FILING NO. ONE
 LOCATED IN THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T. 1 N., R. 2 W., UTE MERIDIAN
MESA COUNTY, COLORADO



CITY COUNCIL CERTIFICATE
 This plat approved by the City Council of the City of Fruita, Colorado, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

City of Fruita, Colorado
 By: Cliffon Owen, Mayor
 Witness my hand and seal of the City of Fruita, Colorado
 Attest: Margaret Subman, City Clerk

PLANNING COMMISSION CERTIFICATE
 This plat has been approved by the City of Fruita Planning Commission this 2nd day of MARCH, 2004.
 By: [Signature], Chairman

CLERK AND RECORDER'S CERTIFICATE
 State of Colorado) SS
 County of Mesa)
 I hereby certify that this instrument was filed in my office at 4:40 o'clock P.M. on this 8th day of MARCH, 2004 and was duly recorded in Plat Book No. 3602 page no. 874
 Reception No. 2180626 Drawer No. 00-143
 Fees: 103.12
 By: Jessie Ward, Clerk and Recorder
Russell McElroy, Deputy

SURVEYOR'S CERTIFICATION
 I, David G. Nicewicz, hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of OUTLOT C AND OUTLOT D OF VISTA VALLEY P.U.D. PHASE 1, BEING A REPLAT OF OUTLOT C AND OUTLOT D OF VISTA VALLEY SUBDIVISION-FILING NO. ONE, as laid out, dedicated and shown hereon, and the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 501, C.R.S., as amended, and all other regulations governing the subdivision of land and I further certify that this plat contains all stipulations required by a land survey plat under C.R.S. 38-33.3-209.
 Certified this 2nd day of FEBRUARY, 2004.
 By: David G. Nicewicz
 David G. Nicewicz, P.L.S. 24963
2/24/04

TITLE CERTIFICATE
William Shannon does hereby certify that I have examined the title to the lands shown on this plat and that title to such lands is vested in Vista Valley, LLC free and clear of all liens, taxes and encumbrances, except as follows: NONE

Note: Lands formerly known as Outlot C and Outlot D of Vista Valley Filing No. One, conveyed to Vista Valley, LLC by document recorded in Bk. _____ at Pg. _____ Mesa County Records.

N 1/4 CORNER, SEC. 16 FOUND 3" BRASS CAP BURIED IN ASPHALT RD. CAP UNREADABLE. MESH W/9 AS PER RECORD

N 1/2 CORNER, SEC. 17 FOUND 3" BRASS CAP BURIED IN ASPHALT RD. CAP UNREADABLE. MESH AS PER RECORD

N 1/4 CORNER, SECTION 16 FOUND 3" BRASS CAP BURIED IN ASPHALT RD. IN BOX. CAP UNREADABLE. MESH W/9 AS PER RECORD. PROJECT BN, ELEV. = 4550.37'

CERTIFICATE OF OWNERSHIP AND DEDICATION
VISTA VALLEY, LLC
 are the sole owners in fee simple of all that real property described as follows: (Warranty Deeds recorded in Book 3013, Page 429, records of the Mesa County Clerk and Recorder)
 A parcel of land being OUTLOT C AND OUTLOT D OF VISTA VALLEY P.U.D. PHASE 1, BEING A REPLAT OF OUTLOT C AND OUTLOT D OF VISTA VALLEY SUBDIVISION-FILING NO. ONE, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. _____ pages _____ and _____ in the office of the Clerk and Recorder of said Mesa County, said parcel lying over a portion of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, Ute Meridian, and being more particularly described as follows:
 Outlot C and Outlot D of Vista Valley Filing No. ONE as recorded in Plat Bk. 18 at Pg. 394 and 395 of the Mesa County records.

Said owner by these presents laid out, plotted and subdivided the same into lots as shown on this plat, and designate the same as OUTLOT C AND OUTLOT D OF VISTA VALLEY P.U.D. PHASE 1, BEING A REPLAT OF OUTLOT C AND OUTLOT D OF VISTA VALLEY SUBDIVISION-FILING NO. ONE in the City of Fruita, County of Mesa, State of Colorado; We hereby accept the responsibility for the completion of all required public improvements for OUTLOT C AND OUTLOT D OF VISTA VALLEY P.U.D. PHASE 1, BEING A REPLAT OF OUTLOT C AND OUTLOT D OF VISTA VALLEY SUBDIVISION-FILING NO. ONE and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, Colorado in Book 3071 at page 942.

Executed this 27th day of FEBRUARY, 2004.
 By: Cliffon Owen, Manager

NOTARY PUBLIC CERTIFICATION
 State of Colorado) SS
 County of Mesa)
 The foregoing Certificate of Dedication and ownership was acknowledged before me this 27 day of February, A.D. 2004, by Cliffon Owen of Vista Valley, LLC owner.
 Witness my hand and official seal
Yvonne M. Bailey
 Notary Public
 My Commission Expires: 7-7-07

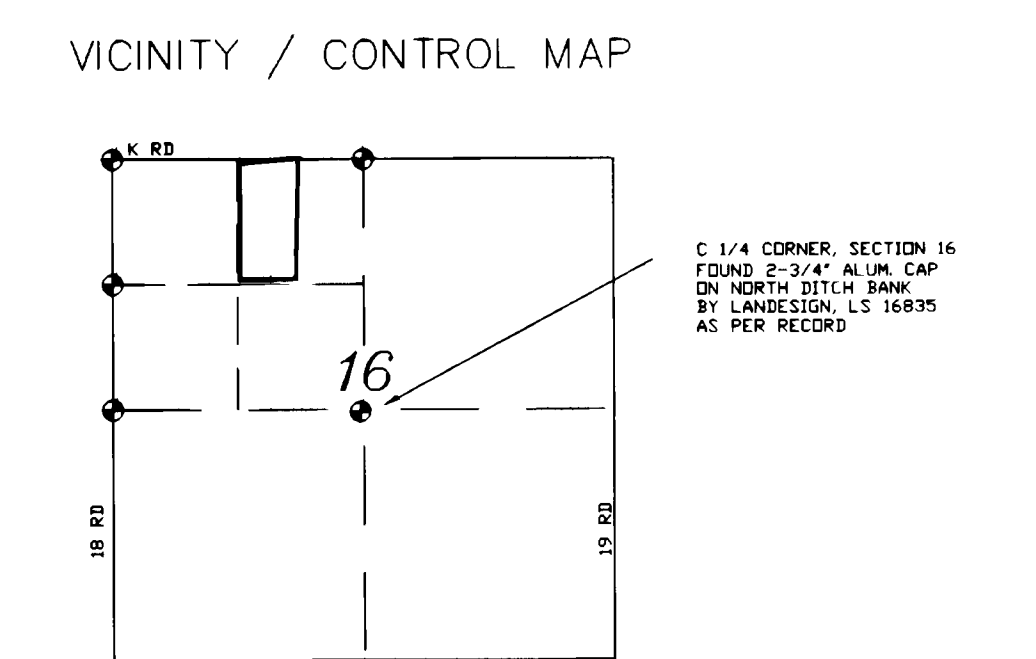
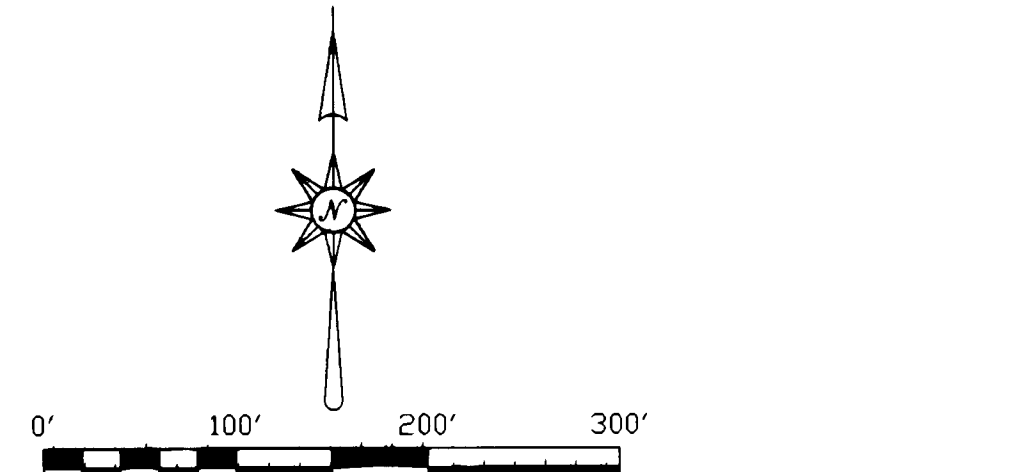
SUBORDINATION BY LIENHOLDERS
NONE being the holder of a promissory note secured by a deed of trust dated _____ and recorded on _____ at Reception No. _____ in the office of the Clerk and Recorder of Mesa County, Colorado hereby consents to the subdivision of the lands set forth in this Final Plat, OUTLOT C AND OUTLOT D OF VISTA VALLEY P.U.D. PHASE 1, BEING A REPLAT OF OUTLOT C AND OUTLOT D OF VISTA VALLEY SUBDIVISION, FILING NO. ONE, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

Street name and number _____
 City, State, and Zip _____
 State of _____
 County of _____
 Signed this _____ day of _____, 2004.

by _____ As _____ Of _____
 The foregoing was acknowledged before me this _____ Day of _____ 2004.
 _____ (Lien Holder)

Witness my hand and official seal.
 My commission expires: _____
 Notary Public

By: _____
 Notary Public



- LEGEND**
- ⊕ FOUND BLM/GLO BRASS OR ALUM. CAPS ON STEEL POST
 - SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963
 - FOUND MONUMENT / STANDARD MESA COUNTY SURVEY MONUMENT (UNLESS OTHERWISE NOTED)
 - SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, IN CONCRETE
 - SET 1 1/2" ALUM. CAP ON #6 REBAR, LS 24963, IN CONCRETE
 - ▲ SET 2 1/2" ALUM. CAP ON #6 REBAR, LS 24963
 - SET STEEL NAIL MARKER, LS 24963 AT CENTERLINE CONTROL POINTS
 - FENCE LINE

BASIS OF BEARING
 BASIS OF BEARING WAS DETERMINED USING GPS (TRIMBLE 4700 RECEIVERS). THE LINE FROM THE N 1/4 CORNER TO THE NW CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN WAS ASSUMED TO BE S. 89°56'27" W., AS MONUMENTED AND SHOWN HEREON.

NOTE: A COMMITMENT FOR TITLE INSURANCE ISSUED BY THE MERIDIAN LAND TITLE INSURANCE COMPANY, # 46754, DATED FEBRUARY 06, 2001, WAS RELIED UPON FOR RESEARCH REGARDING EASEMENTS OF RECORD.

NOTICE:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXECUTED this 27th day of Feb, 2004.
 By: Donald K. Faris
 Title examiner's signature

WILLIAM SHANNON
 BK. 2240 PG. 471

| | | | |
|-------------------------|-------------------------|--------------------|---|
| PLAN SCALE 1" = 100' | SIGNATURE BLOCK | | WEST ELK LAND SURVEYING, INC. 3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL : westelkland@aol.com |
| | FIELD CREW: DGN, RKG | DATE: 07/03 | |
| REVISIONS: | DRAFTER: DGN | DATE: 07/03 | TITLE: OUTLOT C AND OUTLOT D OF VISTA VALLEY P.U.D. PHASE 1, BEING A REPLAT OF OUTLOT C AND OUTLOT D OF VISTA VALLEY SUBDIVISION - FILING NO. ONE MAP ID : WE007SVVPU |
| | CHECKED BY: KIN | DATE: 07/03 | |
| | DATE : 02/24/04 | DWG: WE03034REPLAT | |